



# Devan Grove

Woodberry Down, N4

Offers in excess of £900,000

A unique opportunity to purchase an outstanding 3 bedroom lateral apartment situated on the 5th floor built by Berkeley Homes overlooking the Woodberry Down East Reservoir from the enormous private roof terrace.

**CHESTERTONS**



# Devan Grove

## Woodberry Down, N4

- Spacious 5th floor lateral apartment
- 3 double bedrooms & 3 bathrooms
- Impressive roof terrace
- Car free development
- Concierge, gymnasium & pool
- Views of Woodberry Down Reservoir & City skyline
- Within a short distance to Manor House underground station



A unique opportunity to purchase an outstanding 3 bedroom lateral apartment situated on the 5th floor built by Berkeley Homes overlooking the Woodberry Down East Reservoir from the enormous private roof terrace.

This property is both bright and well balanced comprising, 3 double bedrooms, 3 bathrooms, a fantastic open plan kitchen/reception room/diner benefitting from breath-taking views, the reception space leads to a vast and impressive private roof terrace with views across both the reservoir and the City. The kitchen fittings have been upgraded to include an instant boiling water tap, integrated coffee machine, wine cooler, as well as an in built speaker system in living room and master bedroom. There is also underfloor heating throughout as well as a further balcony accessed via the master bedroom. Rivulet Apartments benefits from a concierge, private gardens and state of the art gym and pool/spa all on the doorstep of a large nature reserve. \*This is a car free development\*

Rivulet Apartments & Woodberry Downs development is situated on the banks of the West and East Reservoirs surrounded by 64 acres of walkways and gardens. There are a multitude of amenities including Sainsbury's Local, cafés, restaurants, and pubs nearby. Within a short distance is Manor House station on the Piccadilly line. Stoke Newington and Finsbury Park are both within a mile, offering a larger selection of bars, pubs, shops, amenities, and restaurants.

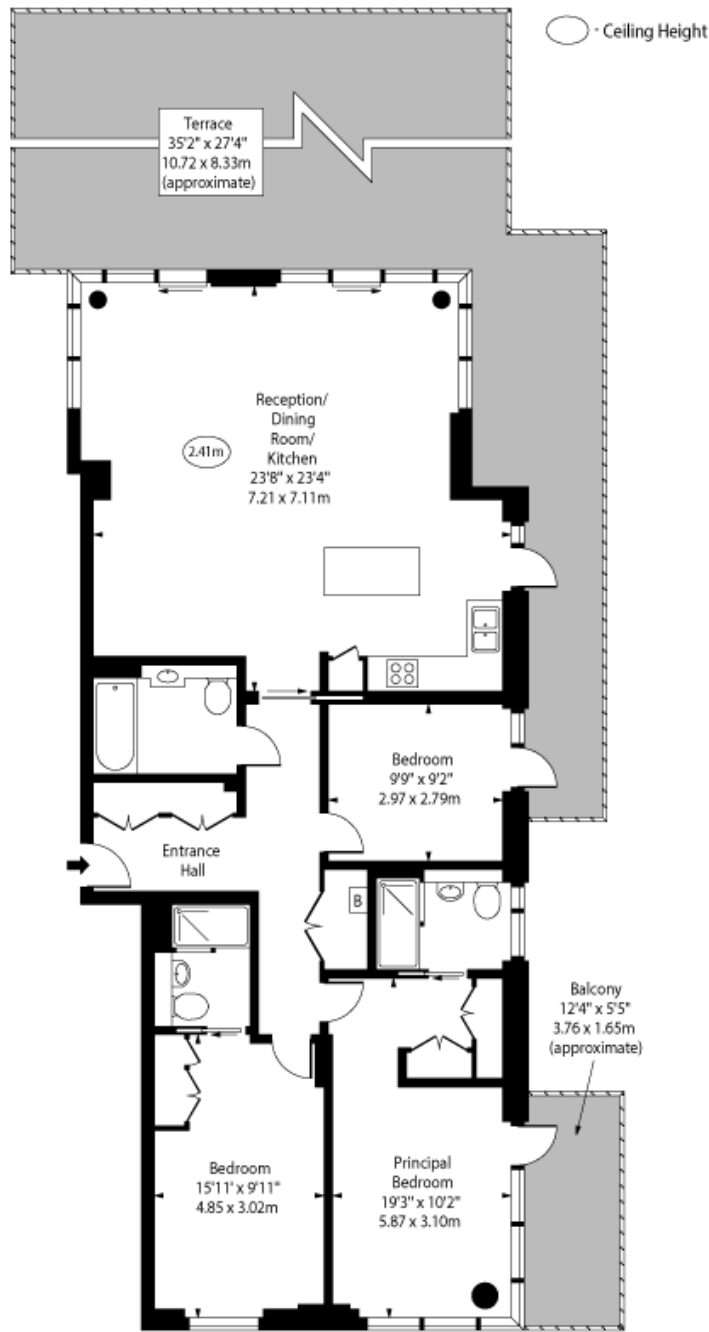
**Tenure:** Leasehold 286 years 2 months  
**Service Charge:** £8855.78 Includes buildings insurance  
**Ground Rent:** £350  
**Local Authority:** London Borough of Hackney  
**Council Tax Band:** D

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77c	77c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Rivulet Apartments,  
Devan Grove,  
Woodberry Down, N4



Sixth Floor

Approx Gross Internal Area 1295 Sq Ft - 120.31 Sq M

Every attempt has been made to ensure the accuracy of the floor plan shown. However, all measurements, fixtures, fittings, and data shown are approximate interpretations and for illustrative purposes only. Measured according to the RICS. Not To Scale.

www.goldlens.co.uk  
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